

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2a Smith Street, Burwood East Vic 3151

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,180,000

&

\$1,250,000

Median sale price

Median price

\$1,055,000

Property Type

House

Suburb

Burwood East

Period - From

01/10/2019

to

30/09/2020

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	36 Muyan Cirt BURWOOD 3125	\$1,230,000	31/10/2020
2	17 Harrow St BLACKBURN SOUTH 3130	\$1,188,000	28/10/2020
3	2 Bengal Cr MOUNT WAVERLEY 3149	\$1,180,000	14/05/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

05/11/2020 17:27



 4  2  2

Property Type: House (Res)

Land Size: 536 sqm approx

Agent Comments

Indicative Selling Price

\$1,180,000 - \$1,250,000

Median House Price

Year ending September 2020: \$1,055,000

Comparable Properties

36 Muyan Cirt BURWOOD 3125 (REI)

Agent Comments

 5  2  2

Price: \$1,230,000

Method: Auction Sale

Date: 31/10/2020

Property Type: House (Res)

Land Size: 385 sqm approx



17 Harrow St BLACKBURN SOUTH 3130 (REI)

Agent Comments

 3  1  2

Price: \$1,188,000

Method: Auction Sale

Date: 28/10/2020

Property Type: House (Res)



2 Bengal Cr MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,180,000

Method: Sold Before Auction

Date: 14/05/2020

Property Type: House (Res)

Land Size: 650 sqm approx